TELSAR.com

TO LET



Unit 1, 93 Manor Farm Road

Wembley, HA0 1XB

Flexible Light Industrial / Warehouse Unit

4,351 sq ft

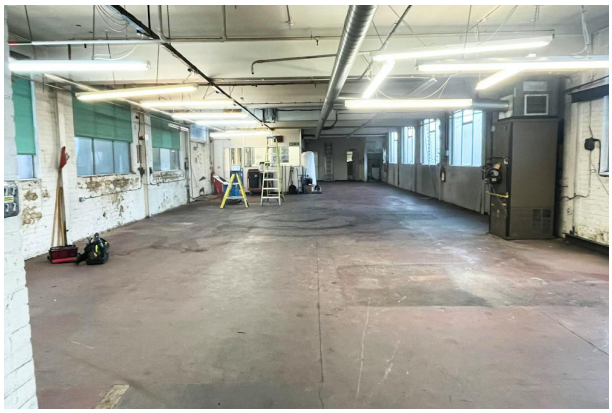
(404.22 sq m)

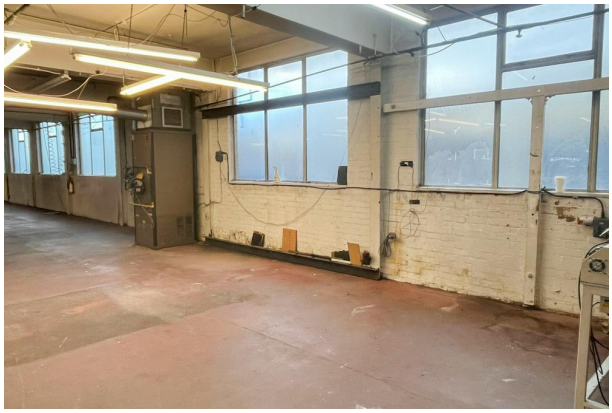
- Flexible terms available
- Securely gated site
- Min height 2.36m rising to 3.7m
- Dedicated loading area
- Double door access
- Allocated parking
- Power
- Welfare facilities
- Walking distance to Alperton Station (Picadilly Line)
- Direct access to A40 & A406

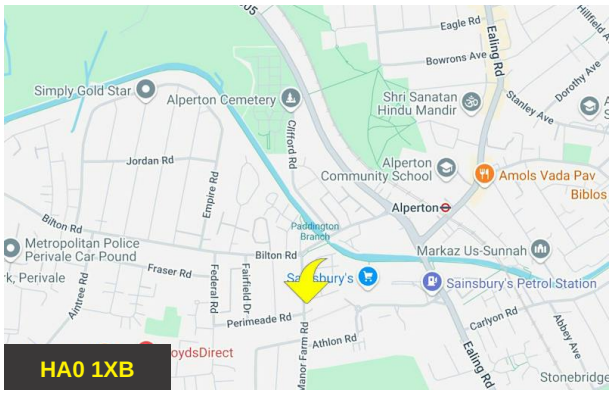
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Summary

Available Size	4,351 sq ft
Rent	£15 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property is located on Manor Farm Road which is accessed via Alperton Lane B456 or alternatively the Bridgewater Road (A4005), bordering Perivale and Wembley which are both well established industrial districts. The North Circular Road (A406) leading to the M1 and the East of London and The Western Avenue (A40) serving Central London and the national motorway network are both within close proximity. Both Alperton (Piccadilly Line) and Hanger Lane (Central Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

Description

The subject premises are situated on a secure, self-contained site and comprise of three independent, detached, brick built, 1950-60's light industrial/warehouse buildings. The available spaces comprise of open plan ground floor space benefiting from power and welfare facilities. Parking is located throughout the site with dedicated access road for deliveries and dispatch.

Tenure

Leasehold - The premises are available by way of a new lease for a term of years to be negotiated. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Unit 1 GF Warehouse	4,351	404.22
Total	**4,351**	**404.22**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



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